

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: RESCINDING DESIGNATION OF REDEVELOPER OF  
DISPOSITION PARCELS RC<sup>4</sup> AND RC<sup>5</sup> IN THE  
SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "project area" has been duly reviewed and approved in full compliance with local, state and federal law; and

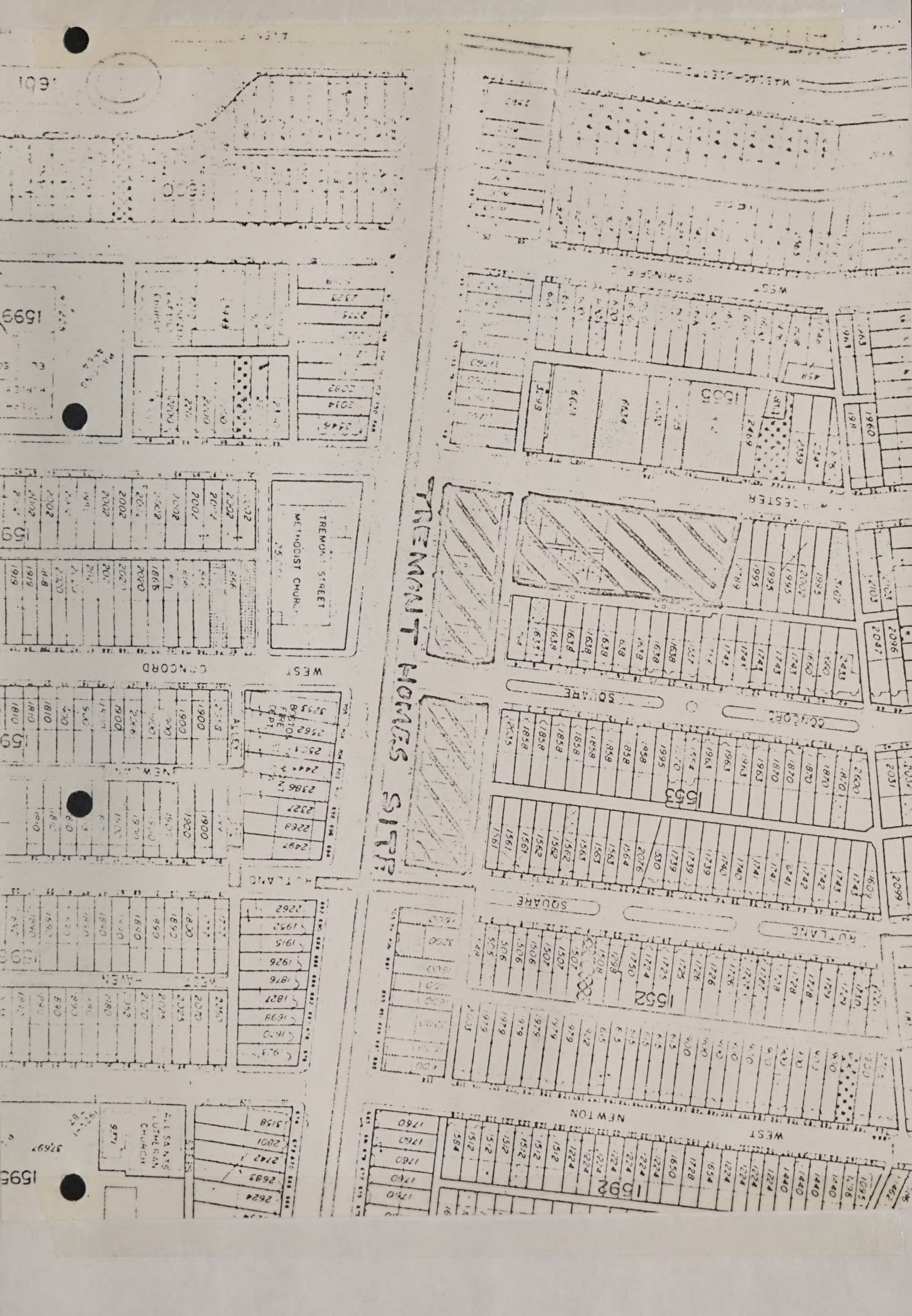
WHEREAS, the Authority is cognizant of the need for adequate low income housing in the project area; and

WHEREAS, Tremont Homes, Inc. was tentatively designated Redeveloper of Parcels RC<sup>4</sup> and RC<sup>5</sup>;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That the Tentative Designation of Tremont Homes, Inc., voted by the Authority on December 16, 1966, is hereby rescinded.
2. That the Director be authorized to seek a new Developer for Parcels RC<sup>4</sup> and RC<sup>5</sup>.
3. That disposal of said parcel by advertisement is the appropriate method of making land available for redevelopment.
4. That the Director be and hereby is authorized to publish an advertisement respecting the availability of Parcels RC<sup>4</sup> and RC<sup>5</sup> in the South End for redevelopment in accordance with the controls and subject to the objectives of the South End Urban Renewal Plan, such advertisement to be in the Authority's usual form.





TREMONT HOMES SITE

TREMONT STREET  
METHODIST CHURCH

ALL SAINTS  
LUTHERAN  
CHURCH



MEMORANDUM

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April 8, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END PROJECT NO. MASS. R-56  
RESCINDING DESIGNATION OF DEVELOPER  
DISPOSITION PARCELS RC-4 AND RC-5

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On December 16, 1966, the Board tentatively selected Tremont Homes, Inc., to act as Redeveloper of Disposition Parcels RC-4 and RC-5 in the South End. A preliminary submission was not received until December, 1967.

A conditional commitment from FHA was issued in December, 1968, but by that time was about \$100,000 short of actual costs. An increase in the allocation was requested. This in turn delayed preparation of final plans and specifications. The project's allocation was withdrawn by FHA on February 18, 1970 because of economic infeasibility. The architects undertook a major redesign of the project, in which they took a number of two-bedroom apartments and split them into two one-bedroom apartments. This device served to increase the FHA maximum allowable mortgage. Despite a last effort to reduce costs, the proposal still exceeded the maximum allocation of the Federal Housing Administration by twenty (20%) percent. As a result, the FHA allocation expired on April 1, 1971.

Thus, the Redeveloper has been unable to prepare a feasible proposal to construct housing on these sites despite the submission of several alternative plans and the continued assistance of the Authority staff.

I therefore recommend that the designation of Tremont Homes, Inc. as Redeveloper of Parcels RC-4 and RC-5 be withdrawn and that the Director be authorized to advertise for new proposals for redevelopment of the site.

An appropriate Resolution is attached.

Attachment